

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-24023 – APPLICANT/OWNER: WATER STREET CENTER, LLC

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations date stamped 09/17/07, except as amended by conditions herein.
3. Prior to issuance of the Building Permit a revised site plan shall be submitted to the Planning Department to include one loading space designed consistent with Title 19.10 Loading Parking design standards.
4. An Exception to Title 19.10 is hereby approved to allow three parking lot finger islands where four are required.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. A revised landscape plan shall be submitted to the Planning Department prior to issuance of the Building Permit that includes two additional 24-inch box shade trees within the parking lot landscaping finger islands.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
14. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

15. The developer shall contribute the remaining traffic signal contribution monies required with the Traffic Study approved in accordance with Zoning Reclassification Z-80-77(4) in the amount of \$7,620 prior to the issuance of any permits.
16. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-80-77, the Pecos/Bonanza Plaza commercial subdivision and all other applicable site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a Site Development Plan Review request to develop a vacant 0.44 acre dirt lot within an existing commercial subdivision located on the south side of Bonanza Road, approximately 412 feet east of Pecos Road.

The proposed infill project will develop upon an underutilized parcel within a General Plan designated revitalization area. Staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/02/05	The City Council approved a request to Amend (GPA-5082) a portion of the Southeast Sector Plan of the General Plan from L (Low Density Residential) to SC (Service Commercial), and a Site Development Plan Review (SDR-5093) for a Supper Club located on 1.58 acres south of Bonanza Road and east of Pecos Road. The Planning Commission and staff recommended approval of both requests.
12/07/05	The City Council approved a request for Site Development Plan Review (SDR-9421) for a 19,602 square foot office building with Waiver of the building placement requirement, parking lot, foundation, and perimeter landscaping requirements on 1.5 acres along the south side of Bonanza Road approximately 300 feet east of Pecos Road. The Planning Commission recommended approval while staff recommended denial.
10/11/07	The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #57/ja).
<i>Related Building Permits/Business Licenses</i>	
NA	No Building permits or business licenses are associated with this parcel.
<i>Pre-Application Meeting</i>	
07/30/07	A Pre-Application meeting was held where Planning staff advised the applicant of Title 19 requirements for the proposed commercial development and the required Site Development Plan Review.
<i>Neighborhood Meeting</i>	
NA	A Neighborhood Meeting was not held nor is one required for this type of request.
<i>Field Check</i>	
09/17/07	A site visit was conducted and the project parcel is an undeveloped dirt lot that slopes down towards the east and is surrounded by existing commercial, office, and residential development.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.44 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant commercial parcel	SC: Service Commercial	C-1 (Limited Commercial)
North	Public Right-of-Way	Public Right-of-Way	Public Right-of-Way
South	Single-family Residential	MLA: Medium Low Attached Residential	C-1 (Limited Commercial) under Resolution of Intent to R-PD9 (Residential Planned Development 9 du/acre)
East	Restaurant	L: Low Density Residential	C-1 (Limited Commercial)
West	Office	SC: Service Commercial	C-1 (Limited Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	NA
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	NA
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	NA	NA	NA
Min. Lot Width	100 feet	100 feet	Y
Min. Setbacks			Y
• Front	20 feet	79 feet	Y
• Side	10 feet	181 ft., 204 ft.	
• Corner	-		Y
• Rear	20 feet	144 feet	
Min. Distance Between Buildings	NA	NA	NA
Max. Lot Coverage	50 percent	22 percent	Y

Max. Building Height	NA	NA	NA
Trash Enclosure	50 feet from residential property	56 feet	Y
Mech. Equipment	Screened	Screened	Y

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	69 feet	84 feet	Y
Adjacent development matching setback	NA	NA	NA
Trash Enclosure	50 feet	56 feet	Y

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Trees/6 Space	4 Trees	1 Tree	N*
Buffer: Min. Trees	1 Tree/30 Linear Feet	3 Trees	4 Trees	Y
TOTAL		7	5	N
Min. Zone Width	15 Feet (along public Right-of-Way)		15 feet	Y
Wall Height	8 Feet		None	NA

*A condition shall be incorporated into the project to require two additional 24-inch box trees.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Restaurant with Drive-through less than 2,000 square feet	1,900 square feet	One space for each 100 square feet	19	1	14	1	Y
General Retail less than 3,500 square feet	2,450 square feet	One space for each 175 square feet	14	1	10	1	Y

Office other than listed	20,204 square feet	One space per 300 square feet	67	3	69	3	Y
Restaurant – 2,000 square feet or more with drive-through	2,372 square feet	One space per 100 square feet	23	2	37	2	Y
SubTotal			123	7	130	7	
TOTAL			123		130		Y*
Loading Spaces			1		0		N**
Percent Deviation			NA		NA		

*Project is located within an existing Commercial Subdivision with parking available east, west, and south of the site at the existing office and restaurant uses.

**The project shall be conditioned to require one loading space to be indicated in a revised site plan prior to issuance of the Building Permit.

ANALYSIS

- General Plan and Zoning**

The project site is designated in the General Plan as SC (Service Commercial) with an underlying zone of C-1 (Limited Commercial) consistent with the assigned land use. The project site is in proximity to existing single-family residential to the south, a multi-level office building to the west, a restaurant with drive-through to the east, and East Bonanza Road to the north.

- Site Plan**

The site plan depicts a freestanding one-story 4,350 square foot commercial structure that proposes to allocate 1,900 square feet as a restaurant with drive-through and 2,450 square feet as general retail. The proposed uses are subject to Title 19.04 Conditional Use Requirements and adequately addresses drive-through stacking requirements as well as parking requirements. The site is accessible via a driveway along East Bonanza Road. A handicapped accessible route is proposed from the public street to the new building.

- **Parking**

The proposal will be located within an existing Commercial Subdivision and provide 24 standard and handicapped accessible parking spaces on-site. The project will have access to parking east, south, and west of the subject parcel at the existing restaurant and office sites which contain adequate parking (106 parking spaces). A condition will be required to provide one on-site loading space.

- **Landscaping**

Project landscaping will be provided along the street frontage along East Bonanza Road and conforms to Title 19.12 commercial landscape requirements. Four parking lot finger islands are required and the project proposes three. Two additional shade trees will be required and incorporated as a condition of approval.

- **Elevations**

Plan profiles depict a modern architectural design with the use of glass, metal, and stucco elements with an overall building height of 23 feet. The project adequately addresses Title 19.08 Residential Adjacency Standards with regard to building height and setback requirements. The subject site is situated at an elevation below that of neighboring residential properties located south of the project parcel.

FINDINGS

The following findings must be made for an SDR:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed commercial development will complement the adjacent office and restaurant uses within the subdivision. The project sufficiently addresses Title 19.08 Residential Adjacency building height and setback requirements.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The project is consistent with the General Plan and Title 19 requirements with respect to the commercial development, landscape, and parking standards. The proposal is consistent with the General Plan by proposing infill development within a focused revitalization area.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Driveway access exists along East Bonanza Road and vehicular trips associated with the project will be negligible.

4. Building and landscape materials are appropriate for the area and for the City;

The proposed architecture and associated materials will complement the surrounding commercial, office, and residential development.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The project will result in a visually appealing and contemporary structure that will assist in enhancing the built environment in this older area of the city.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The project and future commercial use of the site will be subject to regular inspection and will not result in any harmful effects to human health and public safety.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 11

SENATE DISTRICT 10

NOTICES MAILED 229

APPROVALS 0

PROTESTS 0